

This Contract of Sale and Purchase, made this \_\_\_\_\_ day of \_\_\_\_\_, 1982, between RUTH B. DORLON, Individually and as Trustee and EDITH P. BROWN ASTRUC, Trustee under the Will of Louis P. Brown, deceased, hereinafter referred to as "SELLER"; and ANTONIO SCARPA, of Philadelphia, Pennsylvania, hereinafter referred to as "BUYER".

WITNESSETH:

In consideration of the mutual covenants of the parties, it is agreed as follows:

1. Seller hereby agrees to bargain and sell to Buyer, and Buyer agrees to purchase from Seller, the property situate, lying and being in Kent County, State of Maryland, together with the improvements thereon, and all rights, ways, waters, and privileges thereto belonging, or in anywise appertaining, in fee simple, and further described as follows:

ALL that piece, parcel or tract of land situate, lying and being in Skinner's Neck, Rock Hall, in the Fifth Election District of Kent County, Maryland, and being part of the Ruth Brown Dorlon Farm, also known as the Grays Inn Creek Farm, and being more particularly described as follows:

BEGINNING for the same at the Southeasternmost corner of the said Ruth Brown Dorlon Farm, where it adjoins property now or formerly of Al Woodfield and where it touches Skinners Neck Road, and running thence along said Road in a Northerly to Northwesternly direction 360 feet to a point; and running thence at a Right Angle in a straight line in a Westerly direction to the mean high water line of Grays Inn Creek; and continuing thence along said Creek in a Southerly to Easterly and then Northeasterly to Northerly direction to the lands of Al Woodfield, and running thence along said Woodfield lands in a Northerly to Northeasterly direction to a point and continuing thence along said Woodfield lands in a Northeasterly to Easterly direction to the point of beginning at Skinners Neck Road; and containing a total of 11 acres of land, more or less.

BEING a part of those lands conveyed by Louis E. Kelley and Kenneth Kelley, her husband, unto Ruth B. Dorlon, Individually and as Trustee, and Edith P. Brown Astruc, Trustee under the Will of Louis P. Brown, deceased, by Deed dated September 24, 1974 and recorded among the Land Records for Kent County, Maryland at Liber E.H.P. 59, Folio 896.

TOGETHER with the improvements thereon known as a one-story, four-room cottage, including heating, plumbing, lighting fixtures, stove, refrigerator, awnings, screens, storm doors and windows, venetian blinds, shades, and all trees, shrubs

DESCRIPTION OF PART OF THE RUTH B. DORLON LANDS, FIFTH  
DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point on the west side of Skinners Neck Road (40' wide), said point being the southeast corner of the herein described lands and the northwest corner of the lands of Albert W. Woodfield; and running, thence, by and with said Woodfield lands S 79 10 20 W - 5.10' to a concrete monument, S 79 10 20 W - 1064.23' to a stone, S 13 27 30 E - 184.01' to a concrete monument, and S 13 27 30 E - 5' more or less to the mean high waters of Grays Inn Creek; thence, by and with the mean high waters of said creek the eleven following courses and distances:

1. S 50 06 00 W - 56.00'
2. S 02 50 50 W - ~~189.99~~'
3. S 68 31 50 W - 112.81'
4. N 64 25 20 W - 81.30'
5. N 39 36 10 W - 62.24'
6. N 12 07 40 W - 238.19'
7. N 34 25 40 E - 124.89'
8. N 04 31 30 E - 71.84'
9. N 27 00 20 E - 146.90'
10. N 79 37 30 E - 58.31'
11. N 08 37 50 E - 19.18' to a new division line between the herein described lands and other lands of Dorlon; thence, by and with said new division line N 79 10 20 E - 68' more or less to an iron pipe and N 79 10 20 E - 994.81' to an iron pipe on the west side of Skinners Neck Road; thence, by and with the west side of said road S 11 32 E - 360.00' to the place of beginning. Containing in all 11.645 acres of land, more or less.

January 28, 1983.

William R. Nuttle.

N16°45'W - 227

N06°45'W - 74

N27°45'E - 207

N32°50'E - 50

N19°50'E - 50

N60°50'E - 52

N45°20'E - 49

N40°30'E - 50

N56°40'E - 80

N72°15'E - 108

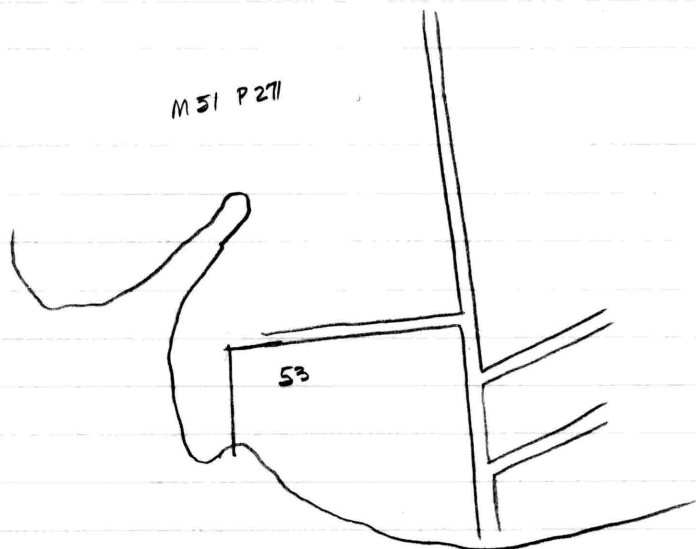
N65°15'E - 74

leaving ditch S10°10'E - 444 to begin  
S.S.I.A.

Together with R/W over 16' wide, the south line of which  
bearing N78°15'E - 782 from begin to rd.

Woodfield - see Metcalfe plat in K-5-25

MAP 55



271 - Luth B. Dorlon EHP 59/896

53 - Albert W. Woodfield EHP 124/66

Dorlon EHP 59/896

Parcel 1

w/creek N 65° E - 380 to Wright Calder

w/s N 45 1/4° E - 49

" N 40 1/2° E - 50

" N 56 3/4° E - 80

" N 72 1/4° E - 108

" N 55 1/4° E - 74

" S 10 1/4° E - 425

" N 79° E - 794 to main rd

w/s N 12 3/4° W - 672 to Boulder lot

w/s S 82 1/4° W - 450

N 12° W - 1900 to begin

Subject to R/W for Wright Calder of 16 1/2' lying on N side of N 79° E - 794 line

Parcel 2

Begin stone at E cor. on line of Lander

w/s S 78° 15' W - 340 to stone at NW cor. Lander

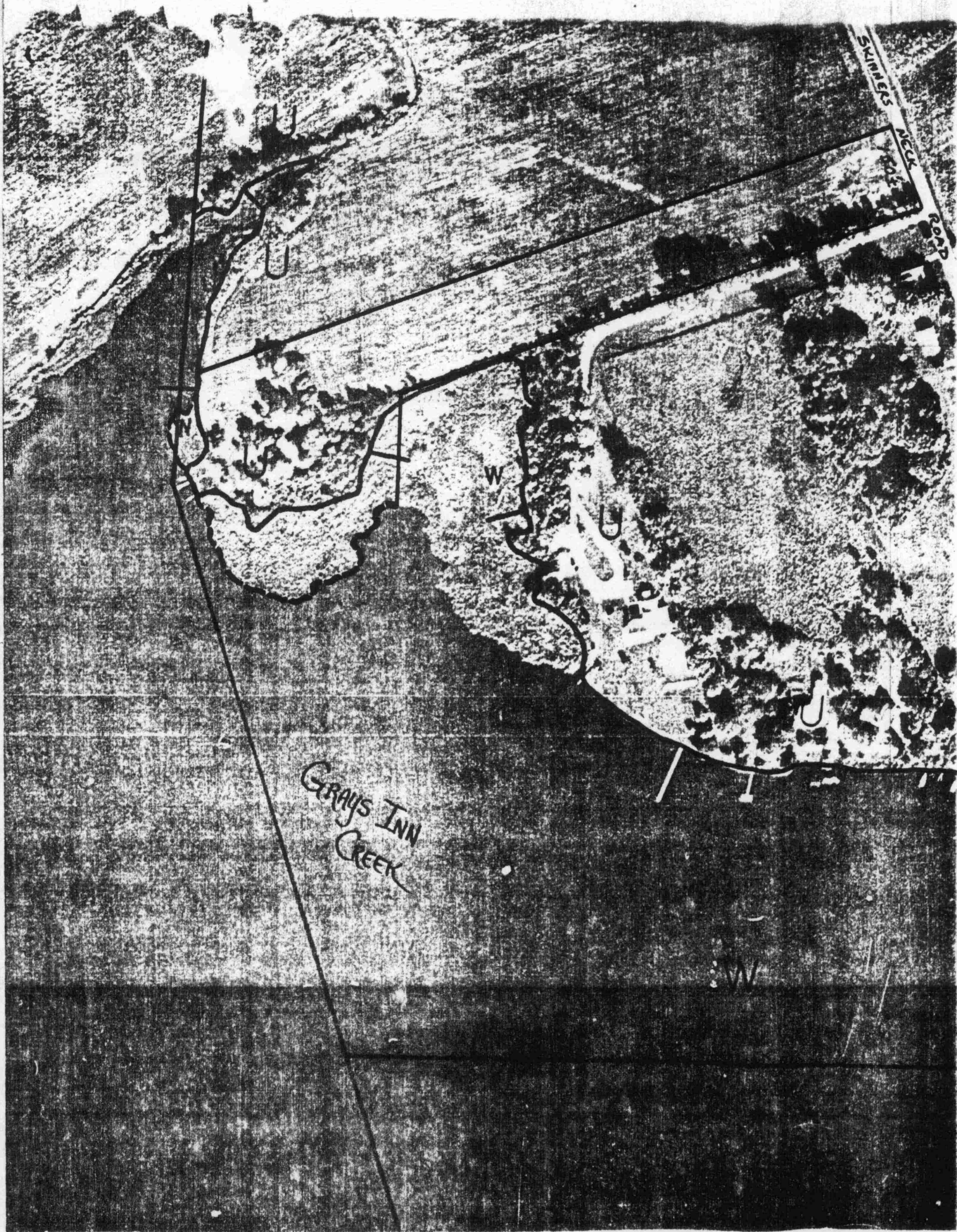
" S 12° 30' E - 256 to MHW

w/cr S 60° 20' W - 109

N 70° 10' W - 123

(cont.)

340  
794  
1134





Woodfield

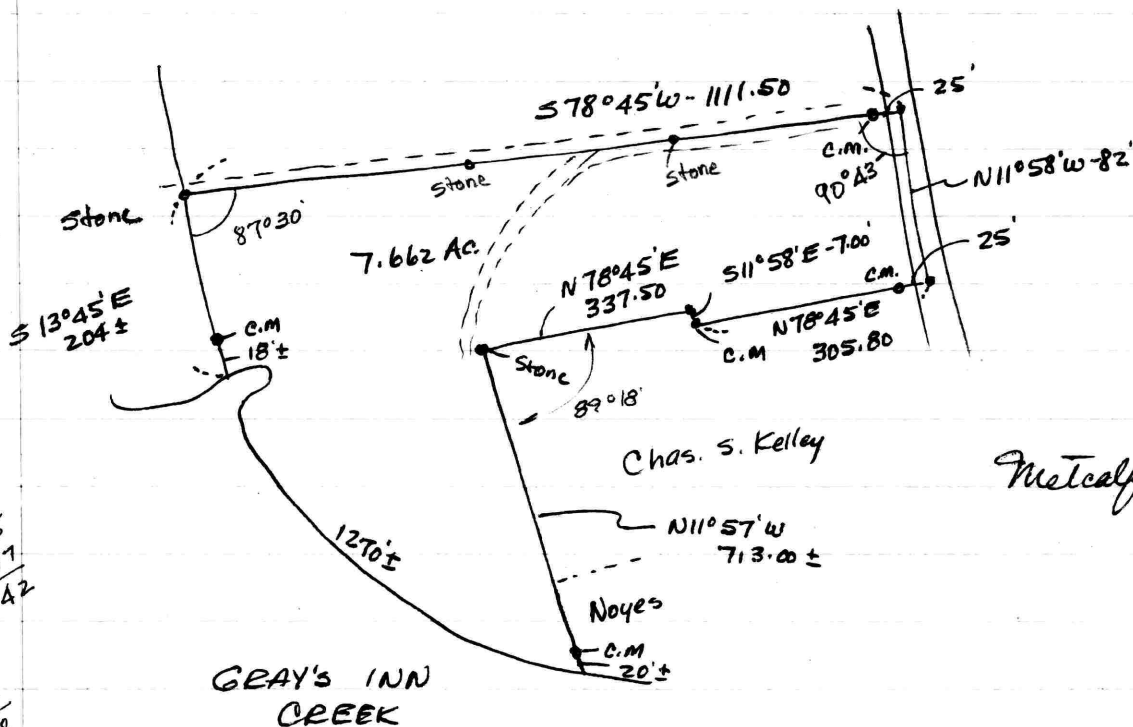
EHP 21/66 W.W. Keen Butcher et ux to Albert W.  
Woodfield et. ux. Jan 20 1967  
see Metcalfe plat WH 666/SP4

1111.5  
- 25  
1086.5

204  
18  
186

78 45  
11 57  
90 42

179 60  
90 42  
89 18



Metcalfe - Aug 1960

Subject to R agreement WH 623/514

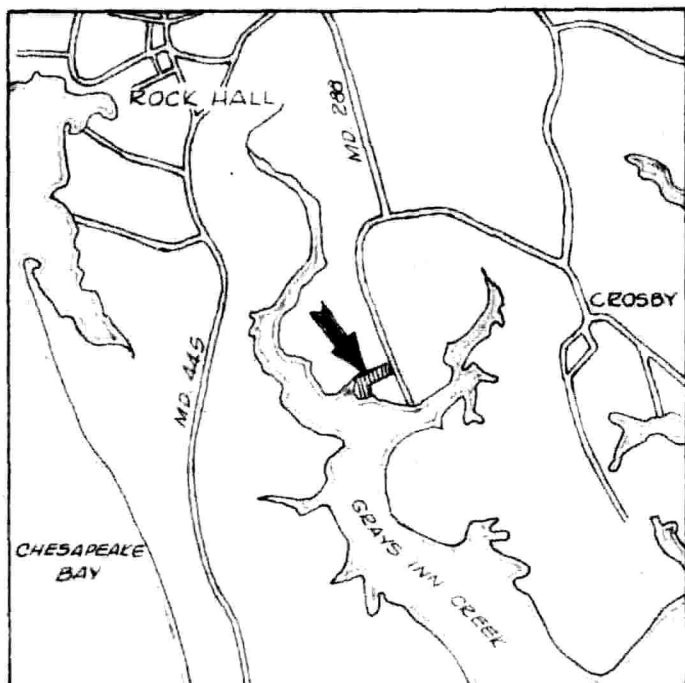
Moore to Noyes

Begin at Stone set at NW cor of lot at  
end of  $S 75^{\circ} 15' W - 88'$  line (REA 4/544)  
 $S 15^{\circ} 30' E - 240.1$  to C.M. at bulkhead

Also bulkhead in Gray's Inn Cr

Begin at C.M. on above line  
with W line of bulkhead  $S 09^{\circ} 11' W - 33.50$  to cor.  
" bulk  $S 80^{\circ} 49' E - 15.40'$  on above div. line  
with div. line  $N 15^{\circ} 30' W - 36.80'$  to begin

Metcalfe  
1952



OTHER LANDS OF DORLON

11.645 ACRES ±

ALBERT W. WOODFIELD

PLAT OF A SURVEY OF PART OF THE  
**RUTH B. DORLON LANDS**  
 5<sup>TH</sup> DISTRICT, KENT COUNTY, MD.

Scale 1"=100'

Jan. 1983.

William R. Nuttle, Reg. Surveyor  
 Chestertown, Md.

GRAYS INN CREEK

NO.	BEARING	DIST.
1	S 79° 10' 20" W	1069.33
2	S 13° 27' 30" E	189.01
3	S 50° 06' 00" W	56.00
4	S 02° 50' 50" W	35.99
5	S 68° 31' 50" W	112.80
6	N 64° 25' 20" W	81.30
7	N 39° 36' 10" W	62.24
8	N 12° 07' 40" W	238.19
9	N 34° 25' 40" E	124.89
10	N 04° 31' 30" E	71.84
11	N 27° 00' 20" E	146.90
12	N 79° 37' 30" E	58.31
13	N 08° 37' 50" E	19.18
14	N 79° 10' 20" E	1062.81
15	S 11° 32' 00" E	360.00

I.P. = Iron pipe

C.M. = concrete monument